143.0	0003	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	859,900 / 859,900
					USE VALUE:	859,900 / 859,900
					ASSESSED:	859,900 / 859,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
37		COOLIDGE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	THIELMAN JEFFREY D
Owner 2:	THIELMAN-POWER CHRISTINE
Owner 3:	
Street 1:	37 COOLIDGE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SPRAGUE STEPHEN O--ETAL -
Owner 2:	SPRAGUE MARGARET M -
Street 1:	37 COOLIDGE RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,849 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1929, having primarily Wood Shingle Exterior and 1749 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6849.000	359,500		500,400	859,900
Total Card	0.157	359,500		500,400	859,900
Total Parcel	0.157	359,500		500,400	859,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 491.79 | /Parcel: 491.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 92571

GIS Ref

GIS Ref

Insp Date 05/19/18

Parcel ID 143.0-0003-0005.0 !11087!

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	359,500	0	6,849.	500,400	859,900	859,900	Year End Roll	12/18/2019
2019	101	FV	293,800	0	6,849.	469,100	762,900	762,900	Year End Roll	1/3/2019
2018	101	FV	293,800	0	6,849.	387,800	681,600	681,600	Year End Roll	12/20/2017
2017	101	FV	293,800	0	6,849.	356,500	650,300	650,300	Year End Roll	1/3/2017
2016	101	FV	293,800	0	6,849.	325,200	619,000	619,000	Year End	1/4/2016
2015	101	FV	261,100	0	6,849.	319,000	580,100	580,100	Year End Roll	12/11/2014
2014	101	FV	261,100	0	6,849.	296,500	557,600	557,600	Year End Roll	12/16/2013
2013	101	FV	261,100	0	6,849.	282,100	543,200	543,200		12/13/2012

PRINT

Date	Time
12/11/20	01:17:45

LAST REV

Date	Time
06/08/18	10:23:19
ekelly	
11087	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SPRAGUE STEPHEN	46130-284		9/21/2005		588,000	No	No		
	13382-415		1/1/1978		42,900	No	No		Y

USER DEFINED

Prior Id # 1:	92571
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
5/19/2018	Inspected	BS	Barbara S
4/24/2018	MEAS&NOTICE	BS	Barbara S
11/14/2008	Meas/Inspect	163	PATRIOT
1/14/2006	MLS	MM	Mary M
4/20/2000	Inspected	263	PATRIOT
2/24/2000	Missed Appt.	276	PATRIOT
11/23/1999	Mailer Sent		
10/15/1999	Measured	264	PATRIOT
12/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6849		Sq. Ft.	Site		0	80.	0.91	9									500,377						500,400	

Total AC/HA: 0.15723 | Total SF/SM: 6849 | Parcel LUC: 101 One Family | Prime NB Desc: Brackett | Total: 500,377 | Spl Credit | Total: 500,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	97 - Tudor		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BIEGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.31204283
Const Adj.:	0.97806144
Adj $ / SQ:	160.407
Other Features:	90750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	403003
Depreciation:	43524
Depreciated Total:	359479

COMMENTS

NO HEAT UAT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

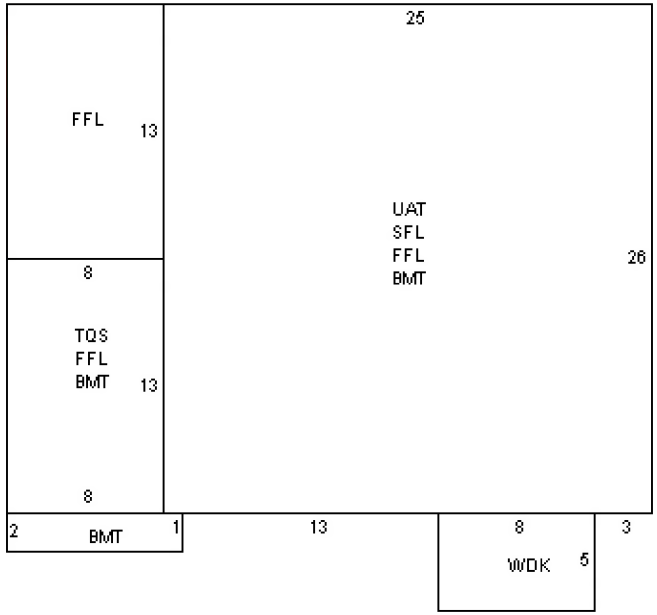
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	160.41
Special Features:	0	Val/Su Net:	140.37
Final Total:	359500	Val/Su SzAd	226.67

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	858	160.410	137,629
BMT	Basement	772	48.120	37,150
SFL	Second Floor	650	160.410	104,265
UAT	Upper Attic	163	123.510	20,071
TQS	3/4 Story	78	160.410	12,512
WDK	Deck	40	15.650	626

Net Sketched Area:	2,561			Total:	312,253
Size Ad	1586	Gross Are	3074	FinArea	1749

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	G	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

143.0-0003-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X6	A	AV	1985	0.00	T	27.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc